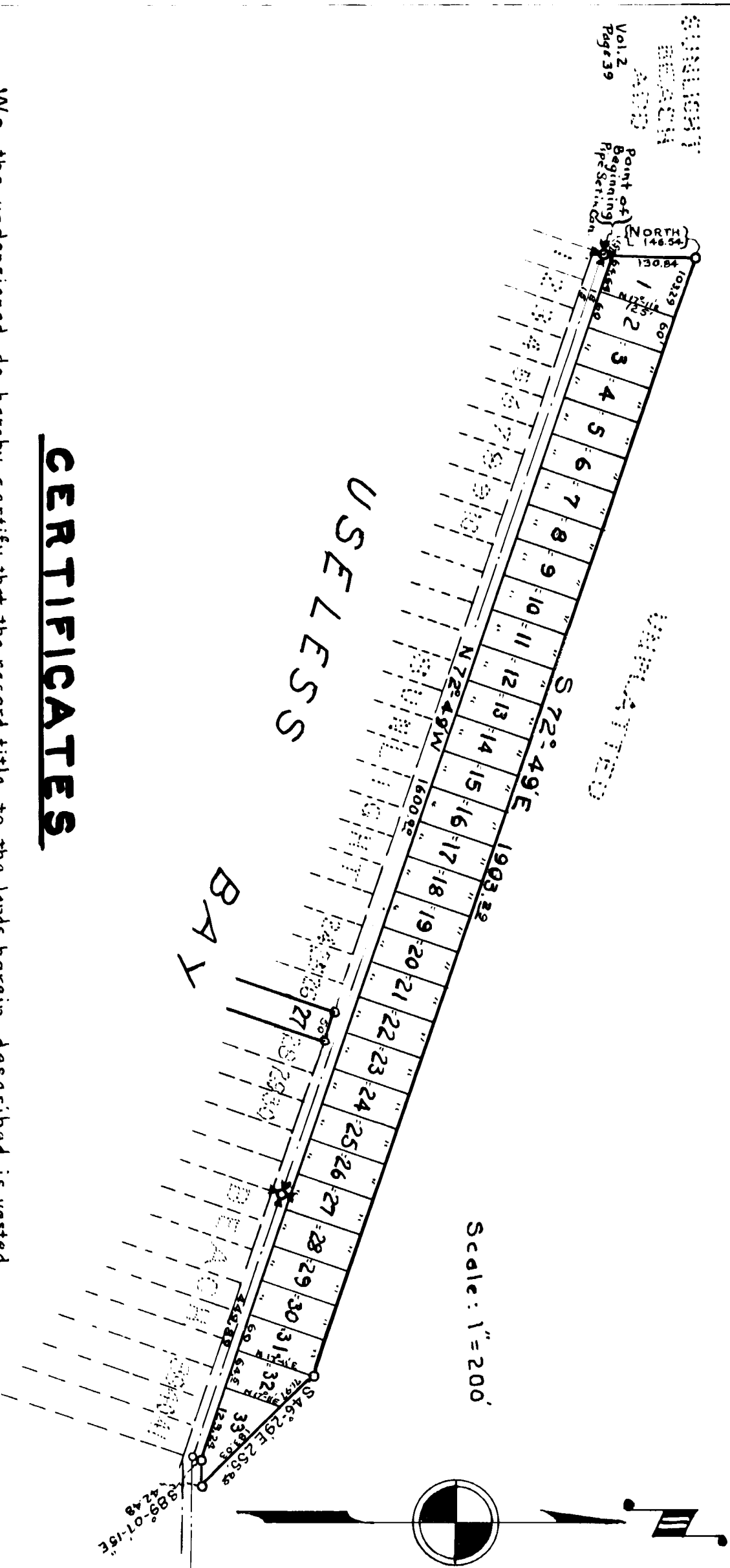


# KOHLMES FIRST ADDITION

## SUNLIGHT BEACH

### SEC. 19, TWP. 29 N., RANGE 3 E. W.M.



#### DESCRIPTION

Beginning at a point that is North 159° 7.74' feet and West 3920.72 feet from the Quarter corner common to sections 19 and 20, Township 29 North, Range 3 East Willamette Meridian. Said Point of Beginning being a pipe set in concrete and from which another pipe set in concrete bears S 72° 49'E 1600.92 feet. Thence from Point of Beginning North 15.70 feet to the True Point of Beginning of this description. Thence North 130.84 feet, thence S 72° 49'E 1903.29 feet, thence S 46° 29'E 255.22 feet, thence N 89° 07' 15" W 42.48 feet, thence N 72° 49' W 2052.38 feet to True Point of Beginning. Except any part thereof occupied by County Roads. And subject to any recorded drainage and water line easements.

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Henry E. Kohlmes and Mabel Kohlmes his wife and Mary Kohlmes the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, roads, avenues or places and whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the original grading of all streets or roads shown thereon. Also the right to drain all streets or roads over and across any lot or lots where water might take a natural course after the streets or roads have been graded. Also Lot Number 27 in the Plat of Sunlight Beach as Recorded in Volume 2, Page 35 of Plats, Records of Island County, Washington is hereby declared a part of this plat and is dedicated to the use of the owners of any lot or tract in this plat not inconsistent with Park or Recreational uses. All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold under the following restrictions:

No permanent structure or building shall be constructed on any lot or lots in this plat closer than 30 feet to the margin of any street or road. Any permanent structure or building shall have its exterior finished with an approved exterior finish material within two years after constructed. Sanitary disposal, septic tank, or similar methods shall be used by all occupants of this plat. No lot or tract shall be divided and sold or resold or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than 7500 square feet or less than 60 feet in width, at its narrowest part. In Witness Whereof, we hereunto set our hands and seals this 27th day of APRIL A.D. 1950.

Henry E. Kohlmes

Mabel Kohlmes

Mary Kohlmes

State of Washington } S.S.  
County of Island }

#### ACKNOWLEDGEMENT

This is to certify that on the 22 day of APRIL A.D. 1950, before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Henry E. Kohlmes, Mabel Kohlmes his wife and Mary Kohlmes, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned therein.

In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

Josephine S. S. S.  
Notary Public in and for the State of Washington  
Residing at Seaside Washington.

#### CERTIFICATES

We, the undersigned, do hereby certify that the record title to the lands herein described is vested in Henry E. Kohlmes, Mabel Kohlmes, his wife and Mary Kohlmes, in fee simple, subject to unpaid local improvement assessments, if any, and subject further to the following encumbrances: None

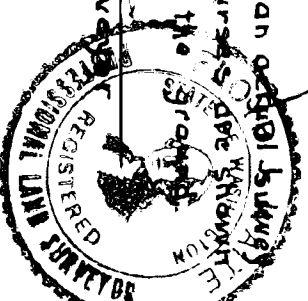
In Testimony Whereof the Skagit County Abstract Company has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed this 27th day of April A.D. 1950 at 8:00 o'clock A.M.

Skagit County Abstract Company

By: [Signature]

I hereby certify that the plat of Kohlmes First Addition to Sunlight Beach is based on an actual survey and subdivision of Section 19, Township 29 North, Range 3 E. W.M. That the distances and courses are shown thereon correctly, the monuments have been set, and all lot corners have been staked on the ground.

Walter G. Hilde  
Reg. Prof. Land Surveyor  
Cert. No. 2466  
Exp. No. 123



I, Nola C. Howard, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1951.

Nola C. Howard  
County Treasurer

Approved by the Board of County Commissioners this 1st day of May A.D. 1950  
Ethel M. Monson  
County Auditor

78271

Filed for record at the request of Henry E. Kohlmes on the 22nd of May 1950 at 27 minutes past 11 A.M. and recorded in Volume 4, Page 44 of Plats, Records of Island County, Washington.

Ethel M. Monson  
County Auditor

By: \_\_\_\_\_ Deputy

Approved by me this 1st day of May 1950

James O. Clark  
County Engineer